

87-149-A  
9  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2f to allow a free-standing, replacement, relocated, double-face, I.D. sign of 181.3 sq. ft. in lieu of the allowed 100 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Better visibility for the motoring public.
2. To convert the existing BP sign, price box and pole to Crown's I.D. logo and image.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee Crown Central Petroleum Corporation (Type or Print Name)	Legal Owner(s): UTF-Maryland Limited Partnership (Type or Print Name)
Signature	Signature
P.O. Box 1168 Address	Signature
Baltimore, MD 21203 City and State	(Type or Print Name)
Attorney for Petitioner: Andrew Lapsowker (Type or Print Name)	Signature
Signature	4770 Biscayne Blvd. (305) 576-7711 N 20, 275 Address Phone No.
1 N. Charles Street Address	Minna, Florida 33137 City and State
Baltimore, MD 21201 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted BERNARD F. MANNION, 2713 Woodlawn Dr. 9-K-Holmes, Real Estate Representative Name Crown Central Petroleum Corporation 1 N. Charles Street-21201 539-7400 Address Phone No.
Attorney's Telephone No.: 539-7400	

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of October, 1986, at 10:30 o'clock A.M.

Callahan  
Zoning Commissioner of Baltimore County.  
(over)

IN RE: PETITION FOR ZONING VARIANCE  
NW/S of Pulaski Highway,  
(Route 40); Cor. SW/S of  
Middle River Road  
15th Election District  
UTF-Maryland Limited  
Partnership  
Petitioner  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-149-A

The Petitioner herein requests a zoning variance to permit a free-standing, replacement, relocated, double-face, I.D. sign of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

Information proffered by counsel for Crown Central Petroleum Corporation, the lessee, indicated that they propose to replace the existing sign with a standard Crown sign having logo and price boxes as indicated on the plan prepared by Richard R. Morris, P.E., revised July 9, 1986, and identified as Petitioner's Exhibit 1. The sign used by BP, the former operator, was 186.6 sq. ft. The proposed sign will be considerably smaller. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 9th day of October, 1986, that the herein request for a zoning variance to permit a free-standing, replacement, relocated, double-face, I.D. sign of 181.3 sq.ft., in accordance with Petitioner's Exhibit 1, is hereby GRANTED from and after the date of this Order, subject, however, to the following restriction: The herein permitted sign variance shall cease at any such time as Crown Central Petroleum Corporation is no longer the Lessee or owner of the service station.

Jean M. H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/8/86  
By Beth J. Johnson

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-0355

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 8, 1986

Andrew Lapsowker, Esquire  
Crown Central Petroleum Corporation  
1 N. Charles Street  
Baltimore, Maryland 21201

RE: Petition for Zoning Variance  
NW/S of Pulaski Highway  
(Route 40), Cor. SW/S of  
Middle River Road  
15th Election District  
UTF-Maryland Limited Prtn.  
Case No. 87-149-A

Dear Mr. Lapsowker:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted, subject to the restriction stated in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Ms. Mary Ginn  
Alliance of Baltimore County Community Councils  
606 Horncrest Road  
Towson, Maryland 21204

People's Counsel

DESCRIPTION: U.S. ROUTE 40 AND MIDDLE RIVER ROAD

BEGINNING on the Northwest right-of-way line of U.S. Route No. 40, South 40° 57' 13" West 55.00 feet from the corner formed by the intersection of said right-of-way line with the Southwest right-of-way line of Middle River Road, and running  
(1) South 40° 55' 30" West 191.63 feet, thence leaving U.S. Route 40,  
(2) North 49° 04' 30" West 127.02 feet and,  
(3) North 40° 55' 13" East 200.33 feet to the South side of Middle River Road, thence, binding thereon,  
(4) South 69° 05' 56" East 81.94 feet, thence leaving Middle River Road and running with the chord fillet to U.S. Route 40,  
(5) South 12° 47' 00" East 62.10 feet to the place of beginning, containing 27, 012 square feet, more or less, or 0.620 acres of land.

#9  
Revised  
7/21/86

DESCRIPTION: U.S. ROUTE 40 AND MIDDLE RIVER ROAD

BEGINNING on the Northwest right-of-way line of U.S. Route No. 40, South 40° 57' 13" West 55.00 feet from the corner line of Middle River Road, and running  
(1) South 40° 55' 30" West 191.63 feet, thence leaving U.S. Route 40,  
(2) North 49° 04' 30" West 127.02 feet and,  
(3) North 40° 55' 13" East 200.33 feet to the South side of Middle River Road, thence, binding thereon,  
(4) South 69° 05' 56" East 81.94 feet, thence leaving Middle River Road and running with the chord fillet to U.S. Route 40,  
(5) South 12° 47' 00" East 62.10 feet to the place of beginning, containing 27,012 square feet, more or less, or 0.620 acres of land.

RE: PETITION FOR VARIANCE  
NW/S of Pulaski Hwy. (Route 40)  
Corner SW/S of Middle River Rd. : OF BALTIMORE COUNTY  
15th District  
UTF-MARYLAND LIMITED : Case No. 87-149-A  
PARTNERSHIP, Petitioner :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 27th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Andrew Lapsowker, Esquire, 1 North Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 23, 1986

Mr. Bernard F. Mannion  
731 Highplain Drive  
Bel Air, Maryland 21014

RE: PETITION FOR ZONING VARIANCE  
NW/S of Pulaski Highway (Route 40), Cor. SW/S  
of Middle River Rd.  
15th Election District  
UTF - Maryland Limited Partnership - Petitioner  
Crown Central Petroleum Corp. - Lessee  
Case No. 87-149-A - \$62.60 ADVERTISING & POSTING COSTS

PETITION FOR ZONING VARIANCE  
NW/S of Pulaski Highway (Route 40), 365' S of  
Gunpowder Falls  
11th Election District  
UTF - Maryland Limited Partnership - Petitioner  
Crown Central Petroleum Corp. - Lessee  
Case No. 87-150-A - \$62.60 ADVERTISING & POSTING COSTS

PETITION FOR ZONING VARIANCE  
SW/cor. of Loch Raven Blvd. and Joppa Rd.  
9th Election District  
UTF - Maryland Limited Partnership - Petitioner  
Crown Central Petroleum Corp. - Lessee  
Case No. 87-151-A - \$62.60 ADVERTISING & POSTING COSTS

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 023542

DATE: 9/23/86 ACCOUNT: B-01-615-000

SIGNS & POSTS RETURNED ON 9/23/86 AMOUNT: \$ 203.20  
Crown Central Petroleum Corporation, P.O. Box  
1163, Baltimore, Md. 21203

RECEIVED FROM: ADVERTISING & POSTING RE CASE NOS. 87-149-A,  
87-150-A, and 87-151-A

FOR: B 0052\*\*\*\*\*203200 023542

VALIDATION OR SIGNATURE OF CASHIER

due for advertising and  
This fee must be paid

SIGNS AND POSTS RETURNED  
NOT BE ISSUED.

erty from the time  
of the hearing itself.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 9/23/86  
Posted for: Variance  
Petitioner: UTF-Maryland Limited Partnership  
Location of property: NW/S of Pulaski Hwy. Cor. SW/S of Middle River Rd.  
Location of Signs: Along Pulaski Highway opposite 161st St. Roadway  
Remarks: 2 signs at each location  
Posted by: [Signature] Date of return: 9/23/86  
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 1986  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
September 11, 1986.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising

24.75

PETITION FOR  
ZONING VARIANCE  
15th Election District  
Case No. 87-149-A  
LOCATION: Northwest Side of Pulaski Highway (Rt. 40), Cor. South-west Side of Middle River Road  
DATE AND TIME: Wednesday, October 1, 1986, at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a free-standing, replacement, relocated, double-faced ID sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of UTF-Maryland Limited Partnership, as shown on plat plan filed with the Zoning Office.  
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
9071 Sept. 11.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: September 3, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions NO. 87-149-A, 87-150-A and 87-151-A

In view of the fact that the proposed signs are replacement/conversions at existing stations, this office offers no comments.

[Signature]  
Norman E. Gerber, AICP  
Director

NEG:JGH:sim

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Andrew Lapayowker, Esquire  
1 North Charles Street  
Baltimore, Maryland 21201

RE: Item No. 9 - Case No. 87-149-A  
Petitioner: UTF-Maryland Limited Partnership  
Petition for Zoning Variance

Dear Mr. Lapayowker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. Bernard F. Mannion  
731 Highplain Drive  
Bel Air, Maryland 21014

Mr. Bernard F. Mannion

September 23, 1986  
Page 2

Please make the check payable to "Baltimore County, Maryland" and remit it to Miss du Bois, of the Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]  
ARNOLD JABLON  
Zoning Commissioner

AJ:med

Andrew Lapayowker, Esquire  
Crown Central Petroleum Corporation  
1 North Charles Street  
Baltimore, Maryland 21201

August 22, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
NW/S of Pulaski Highway (Rt. 40), Cor.  
SW/S of Middle River Rd.  
15th Election District  
UTF-Maryland Limited Partnership - Petitioner  
Lessee: Crown Central Petroleum Corp.  
Case No. 87-149-A

TIME: 10:30 a.m.

DATE: Wednesday, October 1, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 019986

DATE: 7/7/86 ACCOUNT: R-01-615-000

AMOUNT: \$ 4300.00

RECEIVED FROM: G.H. Holmes Crown Central Petr. Corp.

FOR: VARIANCE ITEM # 9 10/1/86

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
ZONING OFFICE

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
19th day of August, 1986.

[Signature]  
ARNOLD JABLON  
Zoning Commissioner

Petitioner UTF-Maryland L.P.  
Petitioner's Attorney Andrew Lapayowker, Esquire

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

Zoning Variance

15th Election District  
Case No. 87-149-A  
LOCATION: Northwest Side of Pulaski Highway (Rt. 40), Cor. South-west Side of Middle River Road  
DATE & TIME: Wednesday, October 1, 1986, at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a free-standing, replacement, relocated double-faced ID sign of 181.3 square feet in lieu of the permitted 100 square feet.

Being the property of UTF-Maryland Limited Partnership, as shown on the plat plan filed with the Zoning Office.

In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

The Times

Middle River, Md., Sept 11, 1986

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive

weeks before the 11th day of Sept, 1986

[Signature]  
Publisher



Maryland Department of Transportation  
State Highway Administration

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

July 17, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Baltimore County  
Item # 9  
Property Owner: UTF  
Md. Limited Partnership  
Location: NW/S Pulaski Hwy. (Route 40-E)  
corner SW/S Middle River Road  
Existing Zoning: M.L. CS-1  
Proposed Zoning: Var.  
to allow a free standing, replacement, relocated, double face I.D. sign at 181.3 sq. ft. in lieu of the allowed 100 sq. ft. Acres: .620 District: 15th

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein, (659-1642) for all comments relative to zoning.

Very truly yours,

[Signature]  
Charles Lee, Chief  
Bureau of Engr. Access permits  
by: George Wittman

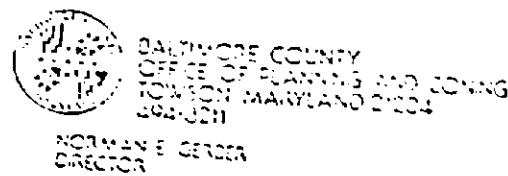
CL-GW:es

cc: J. Ogle  
M. Stein w/att.

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717





Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

August 26, 1986

Re: Zoning Advisory Meeting of July 15, 1986  
Item # 9  
Property Owner: UTF/MD LIMITED PART.  
Location: NW/S PULASKI HWY, CORNER  
SW/S MIDDLE RIVER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site plan factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Retention Capacity Use Certificate has been issued. The deficient service is.
- ☒ The property is located in a Traffic Area Controlled by a "D" level intersection as defined by Bill 172-77, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

CC: James Howell

Eugene A. Tabor  
Chief, Current Planning and Development



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

July 17, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: UTF - Maryland Limited Partnership  
Location: NW/S Pulaski Highway, Corner SW/S Middle River Rd.  
Item No.: 9 Zoning Agenda: Meeting of July 15, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

July 28, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Andrew Lapayowker, Esquire  
1 North Charles Street  
Baltimore, Maryland 21201

RE: Item Nos. 9, 10 and 11  
Petitioner: UTF-Maryland Limited Partnership

Dear Mr. Lapayowker:

The above referenced petitions were reviewed today, July 28, 1986 for scheduling of hearings on September 15, 1986. However, they are found to be deficient and are being placed in the dead files pending revision. Please contact Carl Richards if you are not aware of the requested revisions.

Sincerely,

*James E. Dyer*  
JAMES E. DYER  
Zoning Supervisor

JED:kkb



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

August 14, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

July 30, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 9 Zoning Advisory Committee Meeting are as follows:

Property Owner: UTF - Maryland Limited Partnership  
Location: NW/S Pulaski Highway, Corner SW/S Middle River Road  
District: 15th.

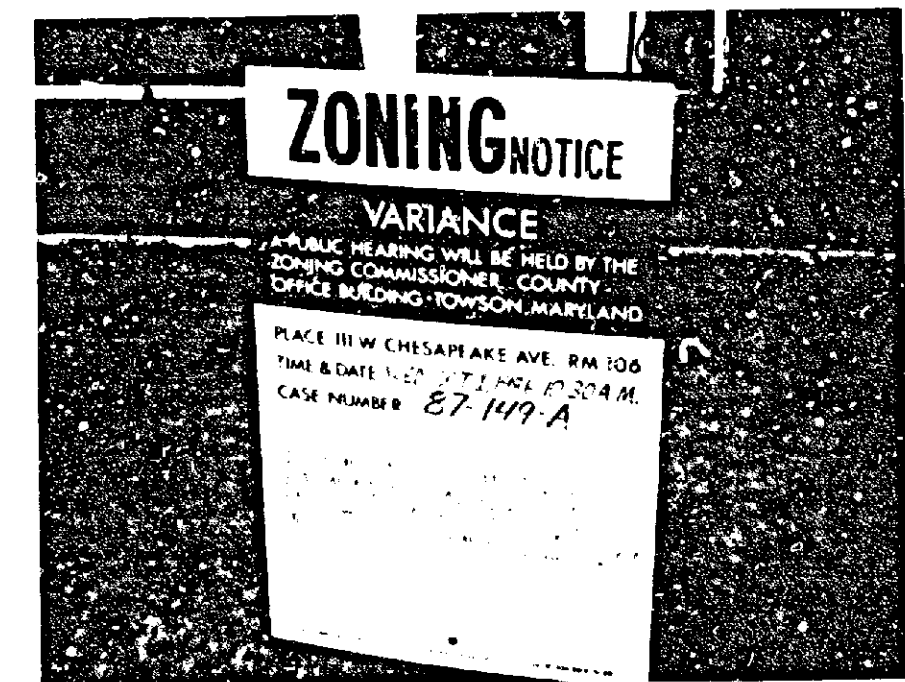
APPLICABLE TYPES ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 111 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Signs shall comply with Article 19. See amendments in Council Bill #17-85.

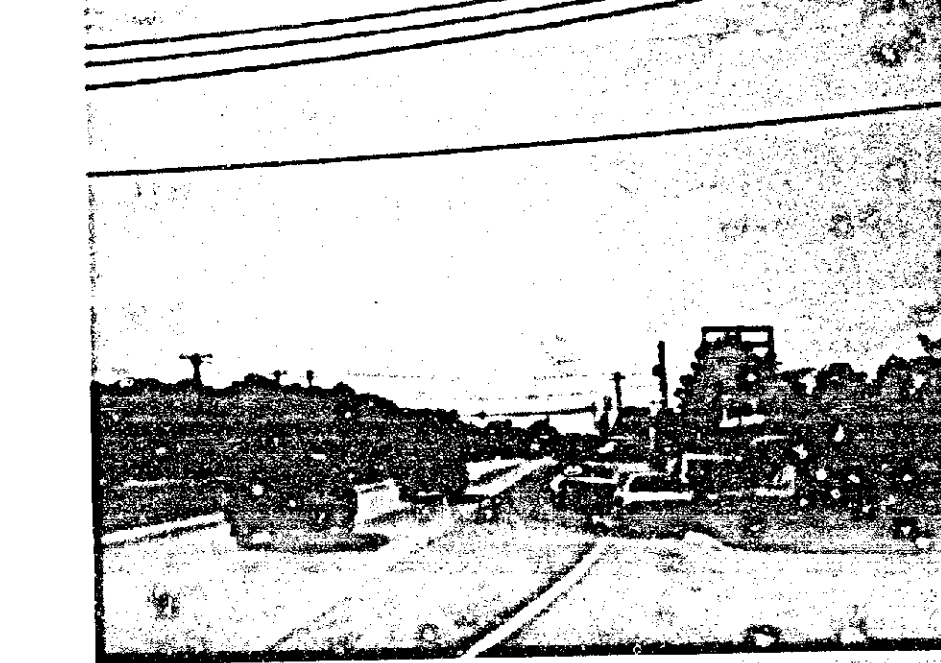
These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Mark S. Coleman*  
Mr. C. E. Burman, Chief  
Building Plans Review

7/22/86



MD-66  
RT. 40 & MIDDLE  
RIVER RD.  
BALTIMORE,  
COUNTY.  
TAKEN 9/24/86  
D.S.H.



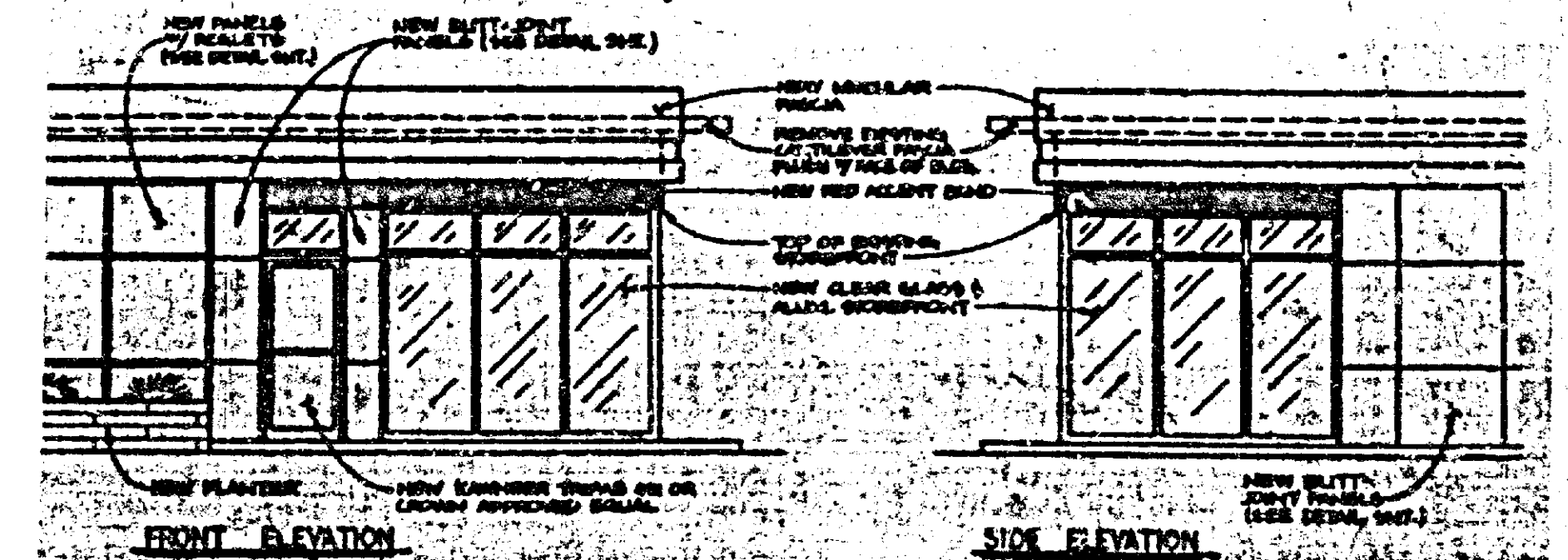
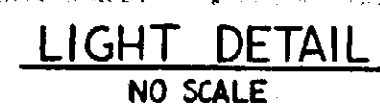
PHOTOGRAPHS  
EVIDENCE



BUILDING EXTERIOR

- ## BUILDING INTERIOR


1. PROVIDE NEW STUD & GYP. BD. PARTITION IN DOORWAY BETWEEN EXIST. REST ROOM & ATTENDANTS AREA. PROVIDE PLYWOOD AND FRP PANELS @ REST ROOM SIDE OF PARTITION.
2. RELOCATE EXIST. WINDOW A.C. UNIT FROM STAIRWELL TO TENANT'S DOOR BETWEEN ATTENDANTS AREA & SERVICE BAY.



ZONING STATUS \_\_\_\_\_  
 EXISTING ZONING: PARCEL #1 \_\_\_\_\_  
 EXISTING DISTRICT: C-1 \_\_\_\_\_  
 AREA FRONTING LOT \_\_\_\_\_  
 # OF BAYFRONT ISLANDS WITH # OF \_\_\_\_\_  
 OF EXISTING # CANALS AT ANY ONE TIME \_\_\_\_\_  
 TOTAL SERVICING SPACES \_\_\_\_\_  
 TOTAL SERVICING BAYS \_\_\_\_\_  
 TOTAL BAYS & SPACES \_\_\_\_\_  
 SITE AREA REQUIRED: TOTAL BAYS & SPACES # = 1500 SQUARE  
 FEET = 12,000 SQUARE FEET. EXISTING AREA REQUIRED 15,000 SQ. FT.  
 PROVIDED IMMEDIATELY & VISIBLE ON ADJUTING ALIEN PRODUCTS, CRANES, BOYS & CAMPS  
 ADDITIONAL AREA REQUIRED \_\_\_\_\_  
 PROPOSED CONSTRUCTION USED \_\_\_\_\_  
 ADDITIONAL AREA REQUIRED \_\_\_\_\_  
 TOTAL AREA REQUIRED \_\_\_\_\_  
 TOTAL AREA OF TRACT 12,000 \_\_\_\_\_  
 ACCESS POINTS \_\_\_\_\_  
 NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES AS = 150 \_\_\_\_\_  
 (CRANES, VEHICLES)  
 ACTUAL SITE WIDTH 220 \_\_\_\_\_  
 LANDSCAPING \_\_\_\_\_  
 AREA "A" = \_\_\_\_\_ SQUARE FEET AREA "C" = \_\_\_\_\_ SQUARE FEET  
 AREA "B" = \_\_\_\_\_ SQUARE FEET AREA "D" = \_\_\_\_\_ SQUARE FEET  
 TOTAL \_\_\_\_\_ SQ. FT. = \_\_\_\_\_ SQ. FEET  
 % OF TRACT \_\_\_\_\_  
 LANDSCAPING CONSISTS OF (CHECK ONE) \_\_\_\_\_  
 \_\_\_\_\_  
 LITERATING \_\_\_\_\_  
 (C) TYPE METAL MARQUEE HEIGHT IN "H" FEET AREA \_\_\_\_\_ GRASS/CLIPPING  
 (C) TYPE \_\_\_\_\_ HEIGHT \_\_\_\_\_ (CHECK ONE)  
 PARKING \_\_\_\_\_  
 PARKING SPACES REQUIRED THREE PER EACH BAY \_\_\_\_\_  
 PARKING SPACES PROVIDED \_\_\_\_\_  
 (ALL PARKING MUST BE SET BACK 5 FEET FROM STREET PLASMENT LINE)

ZONED ML- CS-1  
CASE# 3406-S  
2/1/55

MD-66

<b>CROWN CENTRAL PETROLEUM CORPORATION</b>  PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1148 • BALTIMORE, MARYLAND 21201			
PLOT PLAN - CROWN STATION LOCATED AT U.S. RT. 40 & MIDDLE RIVER RD. 87-149-A			
SCALE: 1" = 10'-0"		DATE: 10-13-85	
DRAWN BY: R.S.-S.		STATION NUMBER: MD-66	
CHECKED BY:		DRAWING NUMBER: C-85	
BY:		REV. NO.	



SIGN ELEVATION  
NO SCALE

LIGHT DETAIL  
NO SCALE

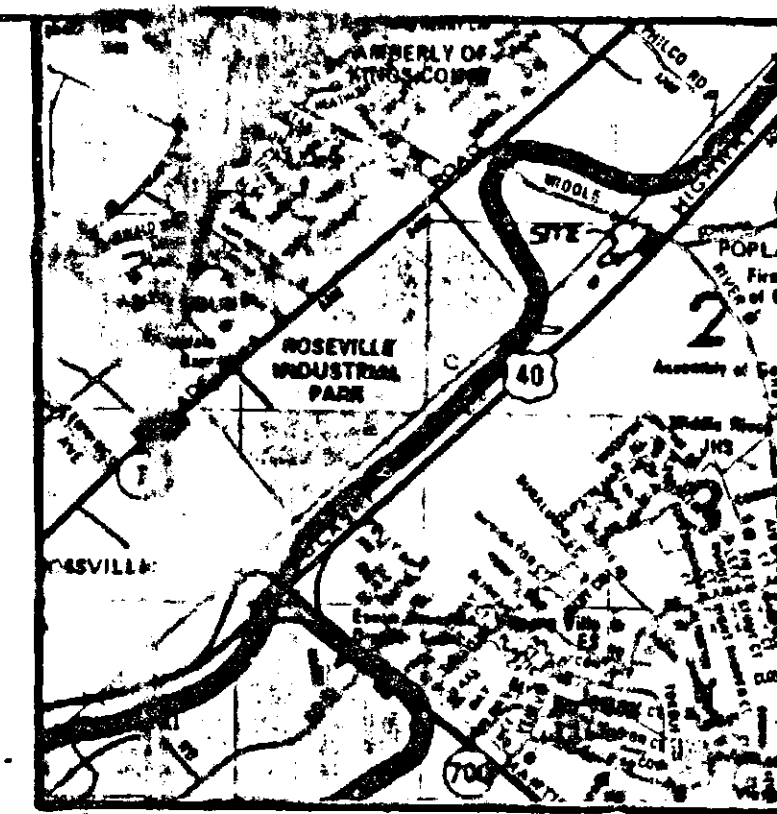
**SPECIAL CONDITIONS**

**BUILDING EXTERIOR**

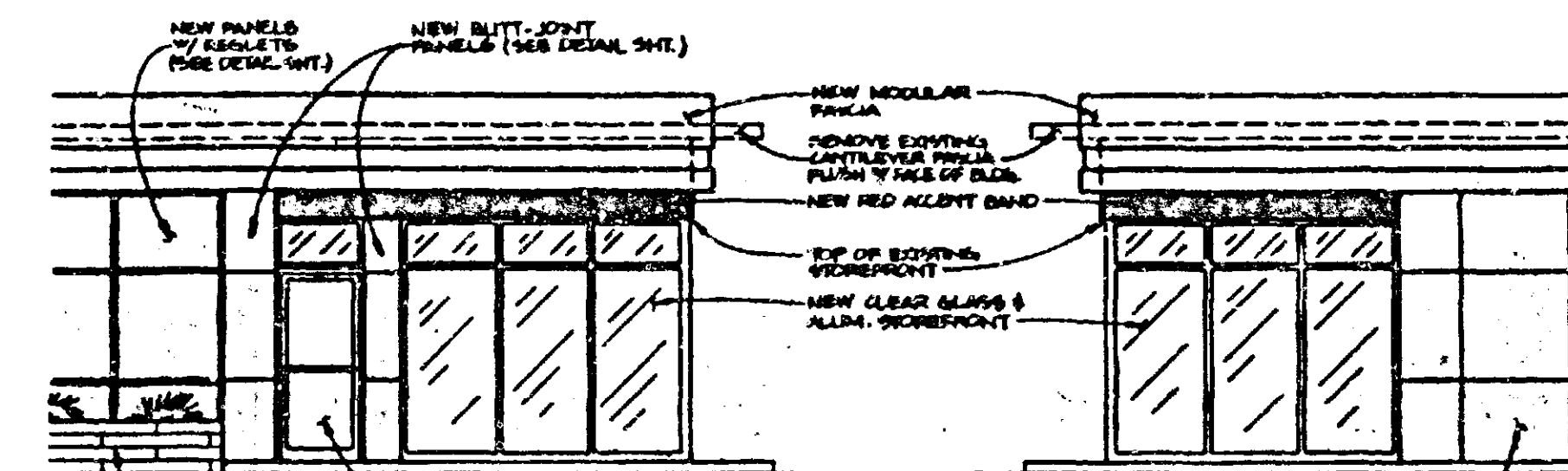
1. PAINT CONC. BLOCK WALL @ REAR OF BUILDING
2. RELOCATE EXISTING A.C. UNIT FROM EXTERIOR WALL TO TRANSOM ABOVE DOOR FROM ATTENDANTS AREA TO BAY AREA.
3. WIDEN EXISTING REST ROOM DOOR TO EXTERIOR TO ALLOW FOR NEW 3'-0" x 7'-0" STEEL DOOR & NEW FRAME (PROVIDED & INSTALLED BY CONTRACTOR)

BUILDING INTERIOR

1. PROVIDE NEW STUD & GYP. BD PARTITION IN DOORWAY BETWEEN EXIST. REST ROOM & ATTENDANTS AREA. PROVIDE PLYWOOD AND FRP PANELS @ REST ROOM SIDE OF PARTITION.
2. REVOCUTE EXIST. WINDOW A.C. UNIT FROM SIDE FRONT TO RANGE OF DOOR BETWEEN ATTENDANTS AREA & SERVICE BAY.

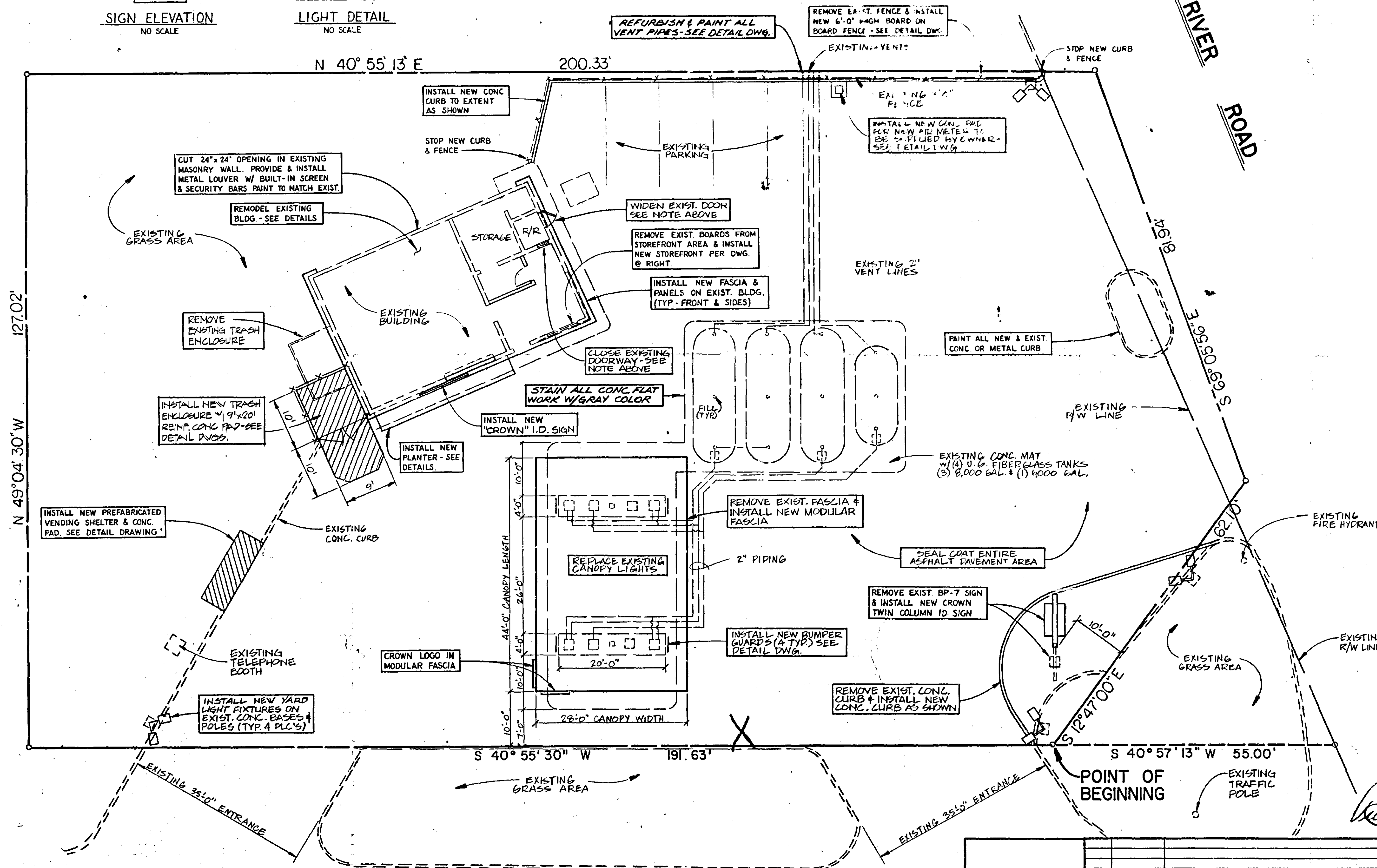


VICINITY MAP  
SCALE: 1" = 2000'



FRONT ELEVATION

SIDE ELEVATION



EXISTING ZONING: PARCEL #1 MU

EXISTING DISTRICT: C3-1

AREA REQUIREMENTS

2 DISPENSER ISLANDS WITH 8 DUAL  
OF SERVING 8 CARS AT ANY ONE TIME. ~~10000~~ DISPENSERS CAPABLE

TOTAL SERVICING SPACES 8

TOTAL SERVICING BAYS 8

TOTAL PAYS & SPACES 8

SIZE AREA REQUIRED: TOTAL BAYS & SPACES 8 @ 1500 SQUARE  
FEET = 12,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.

PROPOSED ANCILLARY & MOTOR OIL, ANTIFREEZE, ALLIED PRODUCTS, CIGARETTES, SOAP & CANDY  
ADDITIONAL AREA REQUIRED \_\_\_\_\_

PROPOSED COMBINATION USES \_\_\_\_\_  
ADDITIONAL AREA REQUIRED \_\_\_\_\_

TOTAL AREA REQUIRED 12,000

TOTAL AREA OF TRACT \_\_\_\_\_

ACROSS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES AS 120  
(REQUIRED WIDTH)

ACTUAL SIDE WIDTH 220

LANDSCAPING

AREA "A" = \_\_\_\_\_ SQUARE FEET AREA "C" = \_\_\_\_\_ SQUARE FEET  
AREA "B" = \_\_\_\_\_ SQUARE FEET AREA "D" = \_\_\_\_\_ SQUARE FEET

TOTAL \_\_\_\_\_ SQ. FT. % OF TRACT \_\_\_\_\_

5% OF TRACT \_\_\_\_\_ SQ. FT.

LANDSCAPING CONSISTS OF (DESCRIPTION) \_\_\_\_\_

LIGHTING

(3) TYPE METAL HALIDE \_\_\_\_\_ WIGHT \_\_\_\_\_ "24" TWIN ARMS \_\_\_\_\_ (DESCRIPTION) \_\_\_\_\_  
RIGHT \_\_\_\_\_

15th ELECTION DISTRICT  
CASE NO. 3460-S 2/1/55  
PLAT FOR ZONING VARIANCE

REVISED PLAN  
OFFICE COPY

1 sign  
87-149-A  
ITEM 9  
87-149-A  
MD-6

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PLOT PLAN - CROWN STATION LOCATED AT  
U.S. RT. 40 & MIDDLE RIVER RD.

SCALE: 1"=10'-0"		DATE: 10-13-85		STATION NUMBER MD-66	
DRAWN BY RS.		CHECKED BY		DRAWING NUMBER CCP-85	
				REV. NO.	

PULASKI HIGHWAY U.S. RTE. 40 (150' R/W)